

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGL, CHAIRMAN  
J. RANDOLPH BECKER, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208  
web: [www.wellesleyma.gov](http://www.wellesleyma.gov)

ROBERT W. LEVY  
WALTER B. ADAMS

ZBA 2012-09

Petition of Eric & Daryl Hedlund  
21 Longmeadow Road

---

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 2, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of ERIC & DARYL HEDLUND requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that demolition of an existing garage and construction of a one-story addition with garage and construction of front entryway that will meet all setback requirements on a 21,450 square foot lot in a district in which the minimum lot size is 40,000 square feet, at 21 LONGMEADOW ROAD, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On January 17, 2012, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Eric Hedlund (the "Petitioner"), who said that the proposal is to put an addition on a house that is on a nonconforming lot.

Also present at the hearing was Stephanie Allen, Architect, who said that the plan is for a one-story addition that will meet all setback requirements.

The Board said that the impervious surface will be increased significantly. The Board asked about handling the additional runoff. Ms. Allen said that the asphalt driveway is existing. The Board said that the size of the house will be increased. The Board said that there will be a lot more roof. Ms. Allen said that they had not addressed that issue yet. She said that there will be gutters and downspouts that go to drywells. The Board said that the Applicant should be prepared to mitigate the effects of the additional impervious surface even though there is a fair amount of land that will be able to absorb runoff.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 21 Longmeadow Road, on a 21,450 square foot lot in a district in which the minimum lot size is 40,000 square feet, with a minimum side yard setback of 12.6 feet.

The Petitioner is requesting a Special Permit/Finding that demolition of an existing garage and construction of a one-story addition with garage and construction of front entryway that will meet all setback requirements on a 21,450 square foot lot in a district in which the minimum lot size is 40,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

A Plot Plan dated 12/16/11, stamped by Dennis B. O'Brien, Professional Land Surveyor, Existing and Proposed Floor Plans and Elevation Drawings, dated 12/22/11, prepared by Allen Pavlides Architects, and photographs were submitted.

On January 30, 2012, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

#### Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that that demolition of an existing garage and construction of a one-story addition with garage and construction of front entryway that will meet all setback requirements on a 21,450 square foot lot in a district in which the minimum lot size is 40,000 square feet, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for demolition of an existing garage and construction of a one-story addition with garage and construction of front entryway that will meet all setback requirements on a 21,450 square foot lot in a district in which the minimum lot size is 40,000 square feet, in accordance with the submitted plot plan and construction drawings.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

---

Richard L. Seegel, Chairman

---

J. Randolph Becker

---

Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm